064.0	0001	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 831,500 / 831,500
					USE VALUE: 831,500 / 831,500
					ASSESSED: 831,500 / 831,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN MARY ELLEN/ TRUSTEE
Owner 2:	SULLIVAN FAMILY 2020 TRUST
Owner 3:	
Street 1:	3 KING ST
Street 2:	
Twn/City:	ROCKPORT
St/Prov:	MA Cntry: Own Occ: N
Postal:	01966 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN MARY ELLEN -
Owner 2:	-
Street 1:	PO BOX 834
Twn/City:	ROCKPORT
St/Prov:	MA Cntry:
Postal:	01966

NARRATIVE DESCRIPTION

This parcel contains 4,275 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4275.000	447,700		383,800	831,500
Total Card	0.098	447,700		383,800	831,500
Total Parcel	0.098	447,700		383,800	831,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.49 | /Parcel: 328.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41163
GIS Ref:
GIS Ref:
Insp Date: 11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 064.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,900	0	4,275.	383,800	831,700	831,700	Year End Roll	12/18/2019
2019	104	FV	348,900	0	4,275.	356,400	705,300	705,300	Year End Roll	1/3/2019
2018	104	FV	348,900	0	4,275.	356,400	705,300	705,300	Year End Roll	12/20/2017
2017	104	FV	327,500	0	4,275.	312,500	640,000	640,000	Year End Roll	1/3/2017
2016	104	FV	327,500	0	4,275.	285,100	612,600	612,600	Year End	1/4/2016
2015	104	FV	292,400	0	4,275.	252,200	544,600	544,600	Year End Roll	12/11/2014
2014	104	FV	292,400	0	4,275.	238,500	530,900	530,900	Year End Roll	12/16/2013
2013	104	FV	304,100	0	4,275.	227,000	531,100	531,100		12/13/2012

!5553!

PRINT

Date	Time
12/10/20	20:25:34

LAST REV

Date	Time
11/09/20	10:35:00

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN MARY E	75964-388		10/23/2020	Convenience	1	No	No		
BARRY MARGARET	29499-421		12/10/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	41163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1590	Re-Roof	9,700					Strip and re-roof.
1/26/2012	96	New Wind	4,865					replace 4 windows
7/9/1996	312	Manual	4,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
1/31/2018	Mail Update	EMK	Ellen K
12/17/2008	Meas/Inspect	294	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4275		Sq. Ft.	Site		0	70.	1.28	12									383,776						383,800	

Total AC/HA: 0.09814 | Total SF/SM: 4275 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 383,776 | Spl Credit | Total: 383,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	186.037
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648812
Depreciation:	201132
Depreciated Total:	447680

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

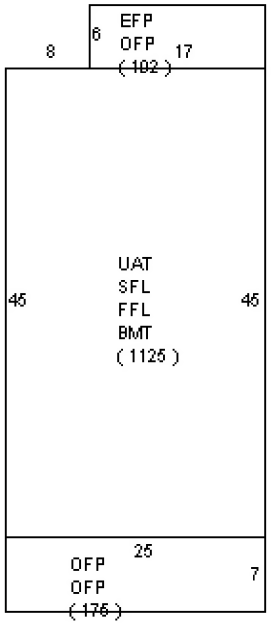
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.04
Special Features:	0	Val/Su Net:	106.34
Final Total:	447700	Val/Su SzAd	198.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	55.810	62,788
FFL	First Floor	1,125	186.040	209,292
SFL	Second Floor	1,125	186.040	209,292
OFP	Open Porch	452	19.750	8,926
UAT	Upper Attic	281	130.230	36,626
EFP	Enclos Porch	102	52.840	5,389

Net Sketched Area:	4,210			Total:	532,313
Size Ad	2250	Gross Are	5054	FinArea	2531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

064.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	